

# City of Belmont Redevelopment Agency Firehouse Square Site



*Request for Qualifications  
Submittals due Friday, February 27, 2009  
5:00 pm (PST)*



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January 5, 2009

Dear Owner/Developer,

I am pleased to invite you to partner with the City of Belmont and its Redevelopment Agency in the unified development of approximately two acres between El Camino Real and Fifth Avenue and Broadway and O'Neill Avenue, in the heart of downtown Belmont, known as Firehouse Square.

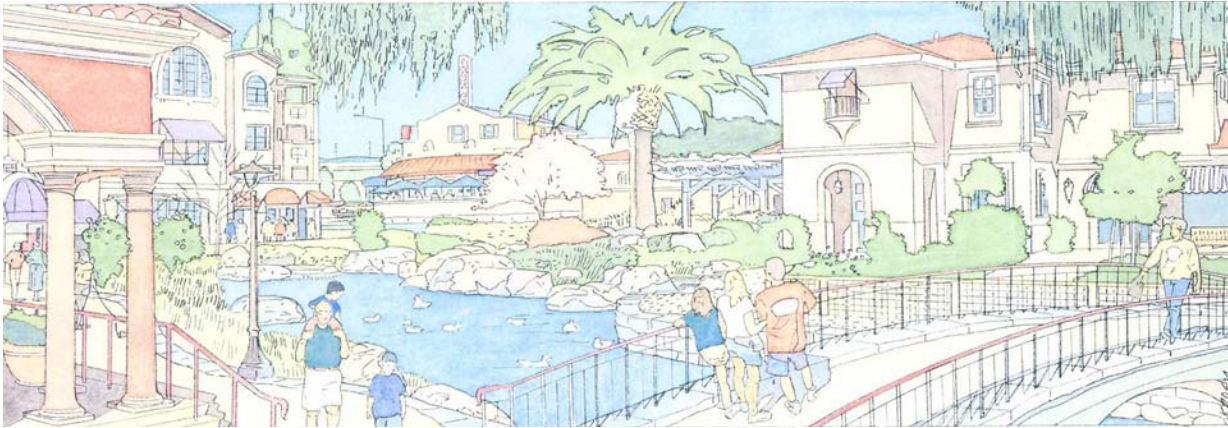
The City and the Agency have made significant strides towards reaching the objective of stimulating economic development in its downtown and surrounding areas. Activities have focused on creating a full-service community with a wide array of housing, retail services, restaurants and office choices. The City of Belmont, with its strategic location in San Mateo County, skilled and ample labor force, and excellent transportation access, is well positioned to continue capitalizing on the City's/Agency's past successes and to capture new opportunities that may arise when the economy recovers in the future.

The goal of this RFQ is to further enhance downtown Belmont's central business district by creating an exciting and vibrant mix of quality residential, retail, restaurant and commercial opportunities for residents, employees and visitors alike. We are seeking a qualified partner to transform this vision into future reality.

The process for selecting an owner/master developer to work with us is described in the enclosed Request for Qualifications. We look forward to your response.

Sincerely,

Mayor David Braunstein  
City of Belmont



## INVITATION

The City of Belmont Redevelopment Agency is offering an immediate opportunity to partner with the Agency in the development of a key site, Firehouse Square, located in the heart of Belmont's Village Center for mixed residential and commercial use (See Map 1). The site consists of approximately two (2) acres\* (the "site") and is comprised of eleven (11) parcels and a public alleyway. The two largest parcels are publicly-owned; the remaining nine (9) parcels are privately-owned. One of the privately-owned parcels has recently been approved for the development of nine (9) residential units, with approximately 6,000 sq.ft. of ground floor retail. The site has frontage along El Camino Real, a major traffic corridor in the region, and is within easy walking distance of the Belmont CalTrain Station.

The Agency desires the development of a quality mix of residential and commercial uses on the site, as illustrated in the development concept plan (Exhibit A) and discussed in Appendix 1 in this RFQ.

The upgrade of Firehouse Square is a key component of the City's strategy to enhance economic development in the City. Toward this end, the Agency will entertain qualifications from qualified owner/master developers (herein referred to as "Master Developer") to master plan the entire site and to develop significant portions of the site

in this Request for Qualifications (RFQ). This is a strong development opportunity due to the following:

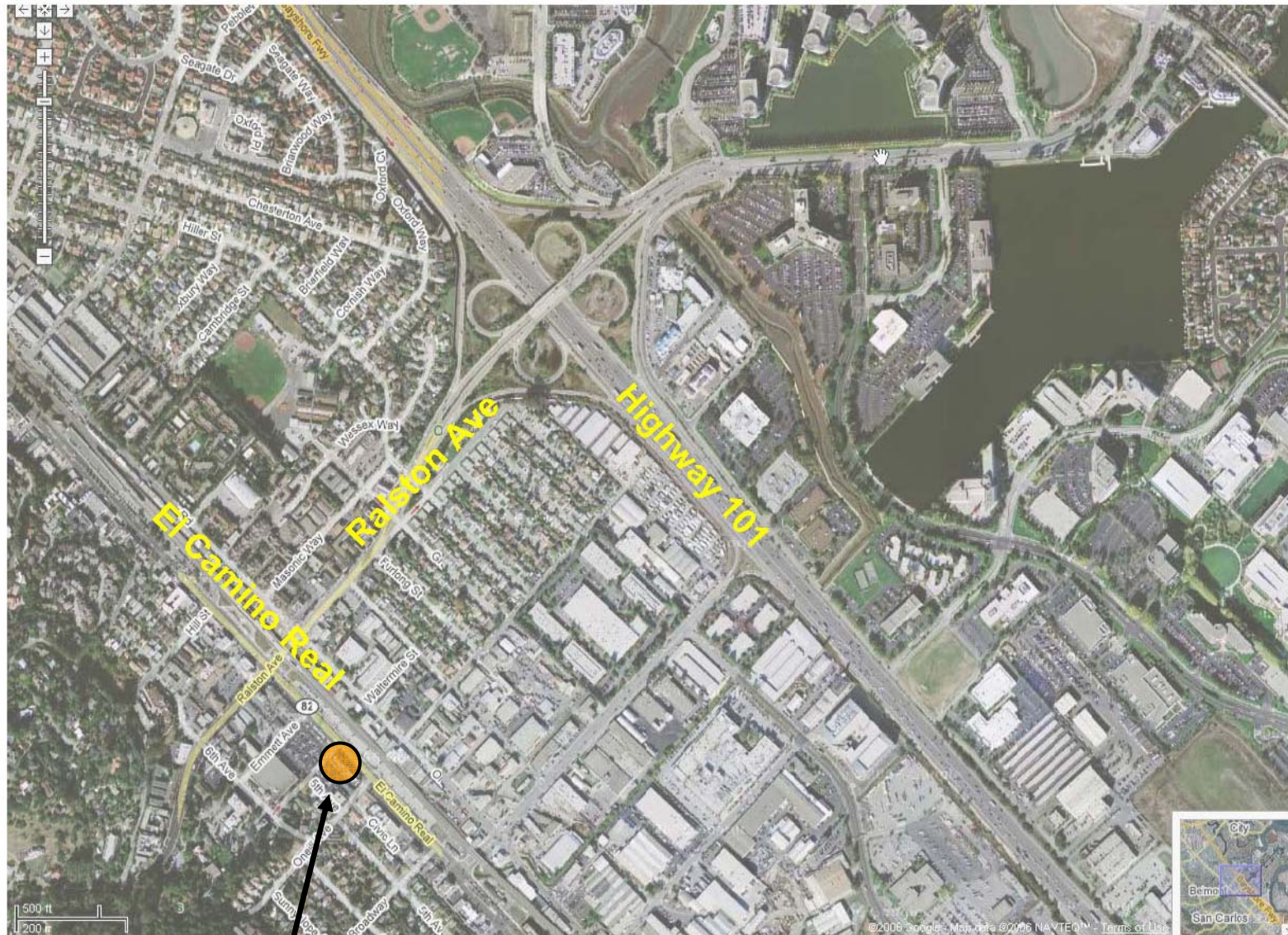
- The site is located in the commercial heart of Belmont's Village Center, has great visibility for those entering downtown from El Camino Real, a major regional traffic corridor forming the eastern boundary of Firehouse Square.
- The site is within easy walking distance of the Belmont CalTrain Station and the Village Center, and is in proximity to the many desirable residential neighborhoods of Belmont. A new mixed use residential and commercial project ("Belmont View") has recently been approved on the northeastern end of the site.
- The Village Center in Belmont is well served by two major freeways: Highway 101 in the north-south direction and Highway 92 in the east-west direction.
- The site is one of the priority target areas for the implementation of the City/Agency's economic enhancement strategy. The envisioned unified development meets City/Agency goals for the site and thus is expected to have strong City support.
- Finally, the City has been successful in the restoration of historic buildings and historic features downtown; these restorations contribute to the "new urbanist" feel and reinforce Belmont's downtown as a desirable commercial and residential address.

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\* The estimates provided in this RFQ are preliminary estimates only. All site information should be verified by the developer through independent site investigation.



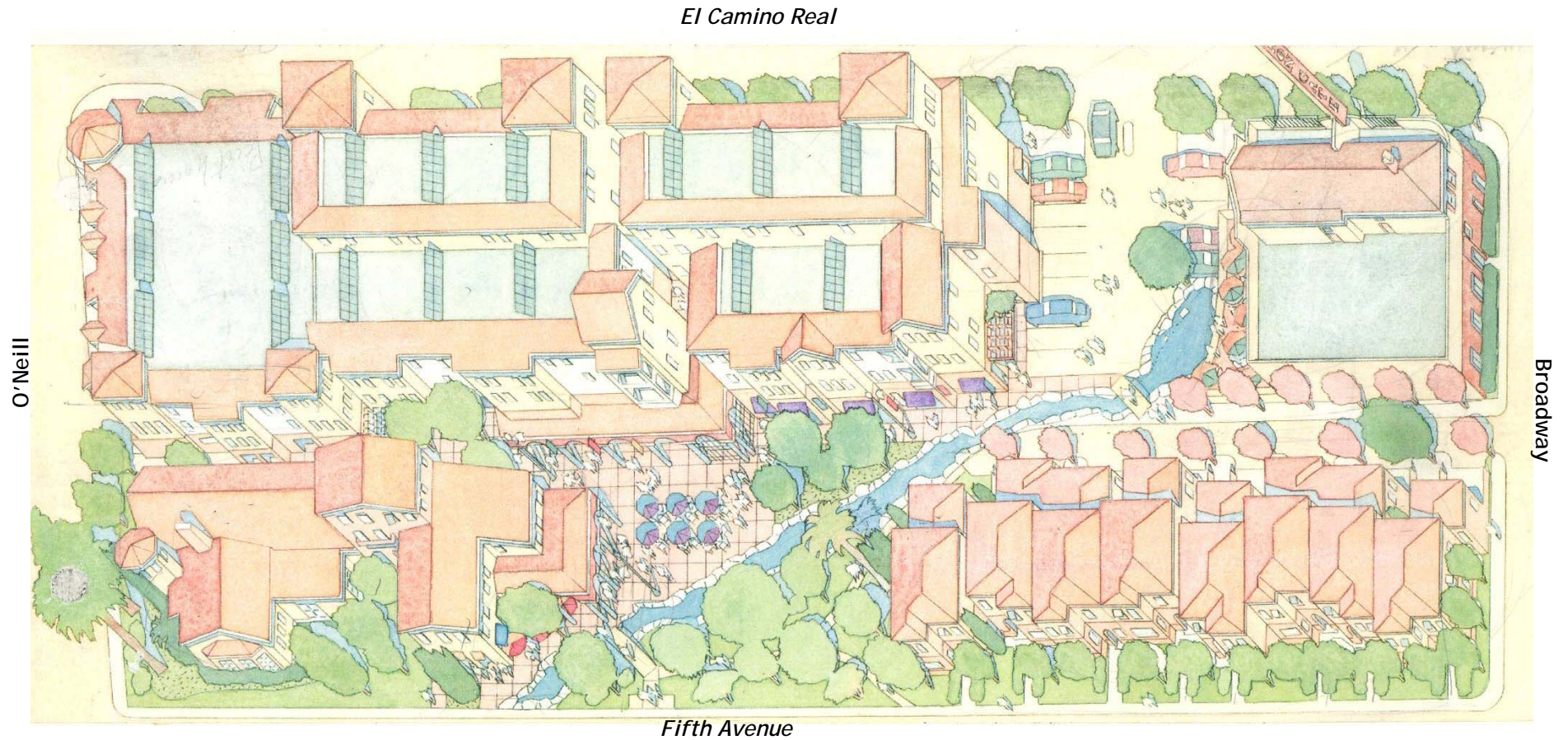
MAP 1  
CITY OF BELMONT AND ADJACENT AREA - AERIAL MAP



Firehouse Square Site



EXHIBIT A  
Illustrative Development Concept Plan  
Firehouse Square Site  
City of Belmont, CA

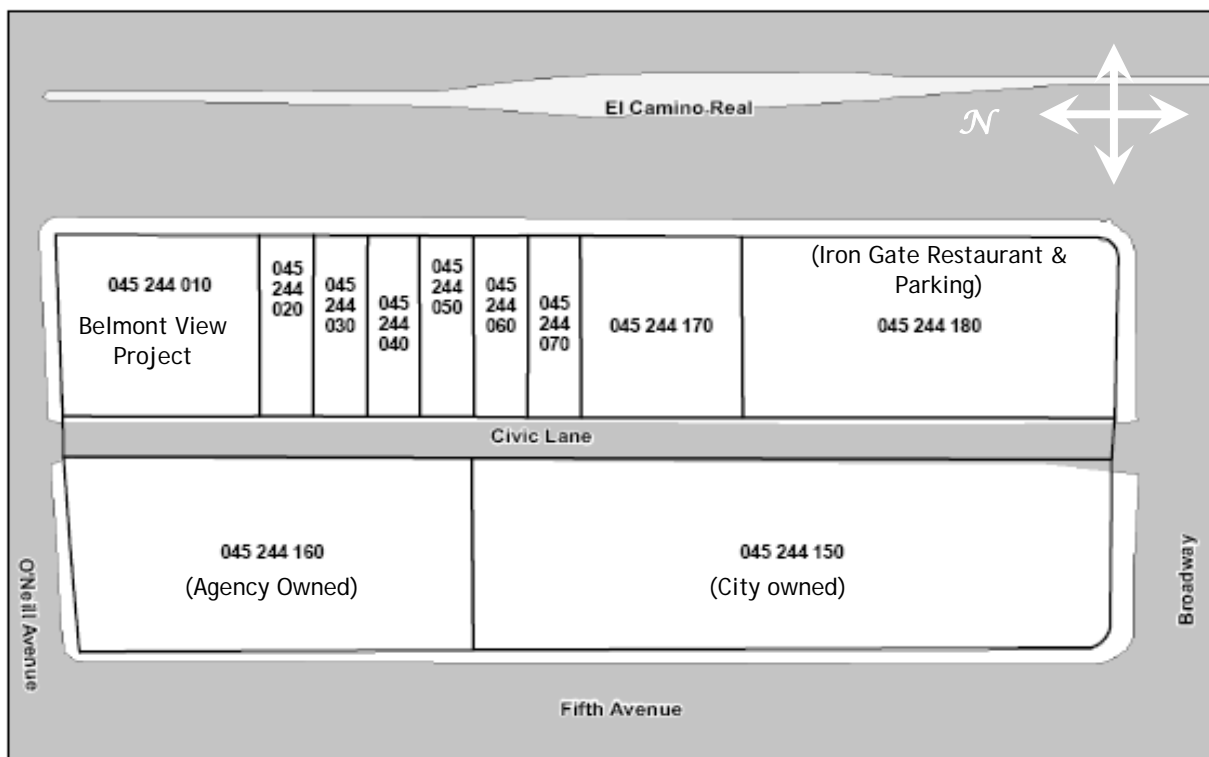


## DESCRIPTION OF THE RFQ SITE

The subject site of this RFQ is Firehouse Square, located in the heart of the City's Village Center District. The site is generally bounded by El Camino Real, O'Neill Avenue, Fifth Avenue and Broadway, and bisected by Civic Lane, a city-owned alleyway. It consists of eleven (11) parcels on about two (2) acres, plus Civic Lane, a public alleyway. An underground creek runs approximately northwesterly to southeasterly along the middle of the site. This feature will need to be considered in the design of the Master Plan.

The site lies within the Los Costanos Community Development Project Area, as shown on Map 2. The City of Belmont and the Belmont Redevelopment Agency are the largest property owners of the site: the City owns approximately .60 acres and the Redevelopment Agency owns about .39 acres fronting on Fifth Avenue. The city-owned parcel is currently vacant. The Agency owns the parcel on which the historic fire station building is situated. The building was formerly tenanted by the San Mateo County's Disabled Service Complex, but is now vacant. (It should be noted that the fire station building has a local historic designation but since it is not registered as either a state or federal historic structure, the local designation may be removed by city resolution.)

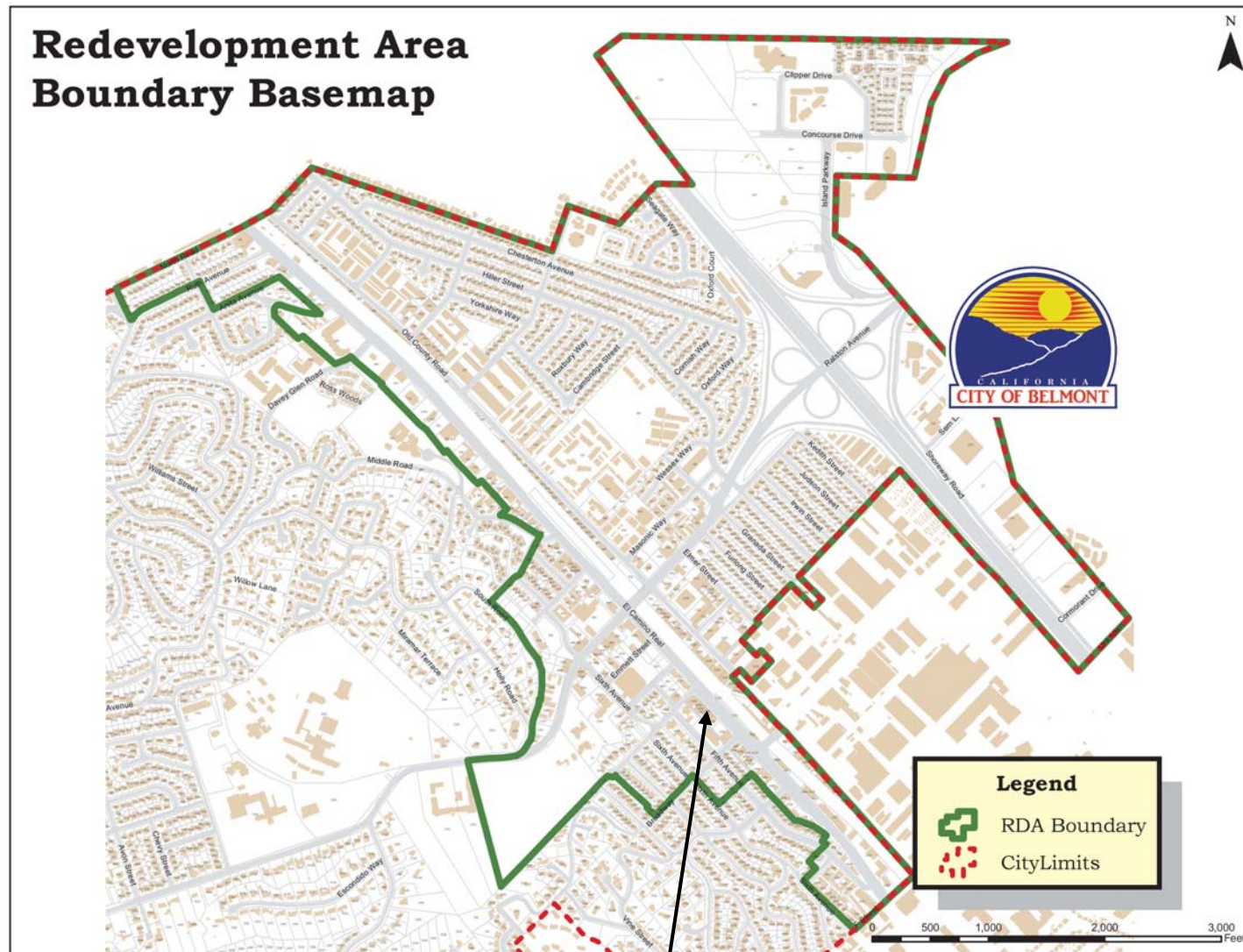
Nine (9) privately-owned parcels, totaling about one (1) acre, front on El Camino Real. These parcels are improved with a mix of older, mostly small shops and restaurants, and include the long-established Iron Gate Restaurant at the southwesterly end of the site. The parcel at the corner of O'Neill and El Camino has been approved for nine (9) residential units, with approximately 6,000 sq.ft. of ground floor retail and a garage ("Belmont View Project"). The owner is also in the process of negotiating an easement for a portion of the public alley to provide access to underground parking for the project.





MAP 2

CITY OF BELMONT- LOS COSTANOS COMMUNITY PROJECT AREA



Firehouse Square Site



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## SUMMARY OF THE DEVELOPMENT OPPORTUNITY

The Agency desires to see the following constructed on the site, which is the subject of this RFQ: (Please see Exhibit A for an Illustrative Development Concept, Appendix 1 for a more detailed perspective and Exhibit B, Assessor's Parcel Map for parcel reference.)

### *Fronting Fifth Avenue*

- APN# 045-244-150 (City-owned parcel) - Up to eight (8) townhomes and/or single family homes, inclusive of one (1) unit affordable to households with moderate income. This parcel would be sold at fair market value for this development.
- APN# 045-244-160 (Agency-owned parcel) - A quality office and/or retail/restaurant(s) development. The Agency would consider a lease and/or sale of this parcel, with the Master Developer undertaking one of the following actions in regard to the historic fire station building:
  1. Dissemble the façade and incorporate it into the new development on site;
  2. Replicate the façade and incorporate it into the new development on site;
  3. Relocate the building to another site to be jointly identified by the Master Developer and the Agency.
- As shown on the illustrative plan, Exhibit A, and further discussed in Appendix 1, the City desires that the development include a public plaza/park above the underground creek, with water features, linking the residential and commercial uses.

### *Fronting El Camino Real*

- APN # 045-244-020 to 070, and 170 (privately-owned parcels in center of the block) - Approximately 25± condominium units, at roughly 30 to 45 units per acre density, above approximately 20,000± sq.ft. of street level retail/restaurants. This mixed use development should be similar in design and density to the

approved Belmont View Project so that two projects can be, visually integrated. The Agency's preference is that these parcels be assembled by the Master Developer.

- APN# 045-244-010 (Belmont View parcel) - The recently approved Belmont View Project should be incorporated into the design of the Master Plan so that it can be visually integrated into the overall development of the block.
- APN # 045-244-180 (Iron Gate Restaurant and parking parcel) - A quality office and/or retail/restaurant development, with outdoor seating. The development should be integrated with the other development on the site. The Agency also desires that the Iron Gate Restaurant be either retained at its present location or relocated to a new site on the block. The development of this parcel may include the narrowing of Broadway to accommodate parking needed for the project.

### *Parking*

- Opportunities exist for possible reduction in the width of Broadway and use of "extra wide" El Camino Real to provide additional parking for the City desired development on the block.
- Opportunity also exists for an underground parking facility to serve the needs of the envisioned uses. This facility can span a portion of the site but not the entire El Camino Real frontage due to the challenges presented by the underground creek at that location.

The above development elements are presented in the illustrated plan (Exhibit A), and further described in Appendix 1, which the Master Developer is urged to use as the starting point for refining his/her development concept approach in responding to this RFQ. Although the Agency seeks the development of the above program, the Agency will also be open to other developer's ideas and/or approaches to developing the RFQ site.

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## Agency Goals

### a. Land Use

The Agency desires the development of a quality mix of residential and commercial uses on the site, as specified above and as presented in the illustrative concept plan. The development program should be consistent with all city plans and regulations. It should be noted that the City has retained a consultant to update its General Plan and related city regulations. This effort is underway and may affect the envisioned development proposed herein by the City/Agency. The City/Agency is prepared to work with the Master Developer to refine the illustrative development concept plan (shown in Exhibit A and further discussed in Appendix 1) to achieve both the City/Agency's vision for the site and consistency with the applicable governmental plans and regulations.

### b. Economic Development

The upgrade of Firehouse Square is a key component of the City's strategy to enhance economic development in the Village Center; the goals of which are as follows:

- Enrich the overall quality of life by strengthening community connections.
- Improve the financial well-being of community members through greater property values, more active businesses, and local employment growth.
- Improve the City's financial health by increasing revenues from sales taxes, property taxes and other resources.

### Primary Expectations of the Master Developer

The Agency is looking to the selected Master Developer to:

1. Prepare a Master Plan for the entire site, including refining and detailing the illustrative development plan in regards to:
  - City/Agency desired uses (residential, retail, restaurant, office and open space);

- Parking and all other regulatory requirements;
  - Integration of the approved Belmont View project and retention of the Iron Gate Restaurant in the overall development.
2. Develop significant portions of the site consistent with the Master Plan.
  3. Negotiate Owner Participation Agreement(s) (OPA's) or Disposition Development Agreement (DDA) with the Agency that will define such business matters as land price, possible Agency financial assistance, and responsibilities for clearing and preparation of the various parcels for unified development.
  4. Secure entitlements for the development of the site consistent with the City of Belmont's Economic Enhancement Strategy and other governing documents.
  5. Purchase the city-owned parcel at fair market value.
  6. Negotiate a purchase or lease of the Agency-owned parcel.
  7. Take the lead role in acquiring/assembling the privately-owned properties that are the subject of this RFQ.
  8. Clear and prepare the site, as needed, for development.
  9. In regards to the northwesterly historic fire station building, undertake one of the following three options:
    - a. Dissemble the façade and incorporate it into the new development on site;
    - b. Replicate the façade and incorporate it into the new development on site;
    - c. Relocate the building to another site to be jointly identified by the Master Developer and the Agency.
  10. Cause to be constructed on the site the uses which the Agency desires and which have demonstrated market and financial feasibility. This may be accomplished through the Master Developer or through agreements between the Master Developer and one or more sub-developers.

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## Role of the Agency

To help facilitate the desired development, Agency is willing to consider providing financial and/or land assembly assistance (including the purchase and/or the use of eminent domain in accordance with the provisions of the Los Costanos Community Development Plan for parcel(s) not already owned by the Master Developer. The Agency is prepared to exercise its right to purchase and may consider as a last resort the need to use eminent domain (condemnation) pursuant to state law toward creating a community benefit, but only after a purchase offer has been made for the property(ies) based on a fair market value appraisal obtained by the Agency.

Agency assistance in the development of Firehouse Square may include the following actions:

1. Assist with land consolidation as needed on parcels which the Master Developer cannot privately assemble;
2. Work with the City to make available the city-owned parcel for sale at fair market value;
3. Make available the Agency-owned parcel for sale and/or lease;
4. Work with Master Developer to determine if Civic Lane can be closed, Broadway can be reduced, and/or the width of El Camino Real can be used to provide parking needed for the envisioned development;
5. Work with Master Developer to identify a project that is economically viable, including the identification of parcel(s), if any, to be marketed to sub-developers;
6. Work with Master Developer on the restoration/replication of the façade of the historic fire station building or the relocation of the building to another site.

The Agency will be looking to its Master Developer “partner” to take the lead on behalf of the City in acquisition/trade negotiations with current private property owners in order to assemble the parcels envisioned for the Firehouse Square development.

## Additional Expectations of the Developer

### a. Affordable Housing

The Master Developer will need to comply with the City of Belmont’s affordable housing requirement, which mandates that fifteen percent (15%) of the total units produced in the Redevelopment Project Areas be affordable to households earning at or below Moderate Income, of which six (6%) are required to be affordable to households earning at or below Very Low Income. This requirement is applicable to projects with ten (10) or more units.

### b. Issues Expected to be Discussed in Exclusive Negotiation

1. *Single/Multiple Developers:* While the City recognizes that the Master Developer will be charged with the overall development of the site, the Master Developer may wish to ground lease, convey in fee, or enter into ventures with third parties including current owners for various project components;
2. *Phasing:* The project may be developed in two or more phases, provided that each sub-development is consistent with the overall master plan and developer contractually commits to developing the entire block;
3. *Parking:* Potential need may exist for a shared underground parking facility to serve some/all of the project site uses. The parking demand for the shared parking facility may not be generated until a later phase;
4. *Agency Subsidy:* If land costs are sufficiently high, even in the first phase (with or without shared parking), land write downs or other forms of subsidy may be needed to induce development;
5. *Prevailing Wages:* The development will need to be consistent with California prevailing wage law and applicable City and Agency resolutions.



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## MASTER DEVELOPER SELECTION PROCESS

The Agency Board contemplates that the Master Developer selection will occur through a qualification process, although the Agency will reserve the right to seek specific responses from interested developers if the Agency determines that it is in the best interests of the City of Belmont.

The anticipated procedure for the selection of the Master Developer will be as follows:

1. Interested Master Developers will submit the RFQ materials required, which must be accompanied by a deposit of \$25,000. The deposit is refundable if the respondent is not selected to enter into exclusive negotiation with the Agency.
2. Upon receiving the RFQ submittals, the Agency will review the responses and determine if additional materials/information and/or an interview or meeting with the respondent(s) are needed for clarification.
3. The Agency will review submittal responses that meet the minimum selection standards established by the Agency (see Master Developer Selection Criteria section) and will give preference as it deems appropriate under the circumstances to owners of the parcels comprising the subject site.
4. If, in the Agency's reasonable discretion, it determines that no submittal response meets the minimum standards for selection, the Agency may reject all responses and take such actions as it deems appropriate to elicit additional responses, modify its concept for the unified development of the site and/or wait for more favorable development conditions.
5. Depending on the number of responses received for the RFQ, the Agency may also decide, at its discretion, to select a very short list of developers for interviews and/or request submittal of additional proposal material prior to selection of a Master Developer for entering into exclusive negotiation.

6. If a Master Developer is selected, he/she will enter into an exclusive agreement to negotiate Owner Participation Agreement(s) (OPA's) and/or a Disposition Development Agreement (DDA) with the Agency. The selected Master Developer will be required to reimburse the Agency for its cost incurred over the negotiation period.

## Master Developer Selection Criteria

1. Experience and technical expertise of the prospective Master Developer and members of the Master Developer's team, including architects and site planners;
2. Financial capacity of the prospective Master Developer to undertake the acquisition and development of the subject site;
3. Ability and experience of the proposed Master Developer to obtain the equity and loan financing for the development of the subject site;
4. Level of understanding of the issues and challenges likely to be encountered in the development of the site and the creativity and effectiveness of the solutions, if any, proposed by the Master Developer in approaching the development of the site as envisioned;
5. Level of parcel ownership participation to accomplish the development proposed.

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## SUBMITTAL REQUIREMENTS

Interested developers are asked to provide six sets of the information requested below (with the exception of the Financial Capacity materials, of which two copies are to be submitted under separate cover on a confidential basis) and a refundable payment of \$25,000 payable to the Belmont Redevelopment Agency.

### 1. Development Entity

- a. Identify the entity, which has the legal authority to contract directly with the Agency, including all joint venture/limited partners and their percentage interest.
- b. Include resumes of key individuals and their roles.

### 2. Financial Capacity

Provide evidence of access to equity capital and financing resources to carry out the proposed project, supported by:

- Most recent financial statement(s);
- Composition of real estate portfolio by type and occupancy percentage.

(If the Applicant wishes this information to remain confidential, please send the information in a separate package labeled "confidential" to:

**Mr. Jerry Keyser**  
Keyser Marston Associates, Inc.  
55 Pacific Avenue Mall  
San Francisco, CA 94111

The information will be kept confidential to the extent that it is permitted by law.)

### 3. Experience and Approach

- a. Provide evidence of past project experience, particularly with quality development of a comparable nature to the concept envisioned for Firehouse Square. Include a brief narrative description of the project, the developer's role, and lessons, if any, applicable to the current project.
- b. Provide an in-depth description of the approach proposed to be undertaken to implement the project as illustrated in the development concept plan. Identify the issues and challenges, and possible solutions, if any, proposed to overcome these difficulties.

4. A \$25,000 deposit must accompany all responses to the RFQ. This deposit will be refunded to RFQ respondents not selected by the Agency to enter into exclusive negotiation.

Responses should be submitted to:

**Mr. Thomas Fil**  
Finance Director  
City of Belmont  
One Twin Pines Lane  
Belmont, CA 94002

Questions should be directed to Thomas Fil at (650) 595-7435.

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## SCHEDULE AND TERMS/CONDITIONS OF THE OFFER

### Schedule

The Agency contemplates the following schedule:

- Issuance of RFQ in early January 2009 to affected owners and/or Master Developers;
- Submittal of Notice of Intent to Respond (included in this RFQ) by Friday, January 30, 2009 at close of business (5:00 PM PST);
- At the Agency's discretion, it may schedule a pre-submittal conference with interested Master Developers in early February 2009;
- Written responses must be submitted no later than Friday, February 27, 2009 at the close of the business day (5:00 PM PST);
- Preliminary review of submitted proposals and identification of additional materials/information which may be needed of respondents in mid March, 2009;
- Staff recommendation of Master Developer to Agency Board by early April, 2009;
- Agency selection and entering into an exclusive negotiation agreement (ENA) with a Master Developer to negotiate Owner Participation Agreement(s) (OPA's) and/or Disposition Development Agreement (DDA) by late April, 2009;
- Initiate Master Plan preparation process in Summer of 2009;
- Initiate the CEQA and entitlement process in conjunction with the Master Plan;
- Conclusion of negotiations and approval of entitlements, and OPA's/DDA upon completion of CEQA documentation in Fall/Winter of 2009.

Assuming timely completion of the Master Planning, CEQA and entitlement process:

- Construction start by Master Developer in Spring/Summer of 2010.

Note: This timeline is negotiable.

### Terms/Conditions of the Offer

This RFQ is not a contract or a commitment of any kind by the Agency or City and does not commit the Agency or City to award an exclusive development option or to pay any cost incurred in responding to or in the submission of a response.

The Agency, at its sole discretion, reserves the right to accept or reject in whole or in part submittals received in response to this request, to negotiate with any qualified source, or to cancel in whole or in part this RFQ. All submittals will become the property of the Agency. Failure to provide any requested data within the specified submission period may cause the Agency, at its sole discretion, to reject the submittal or require that the data be submitted forthwith.



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**NOTICE OF INTENT TO RESPOND**

**FIREHOUSE SQUARE SITE RFQ**

I/we intend to submit qualifications for development of the Firehouse Square Site.\*

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*(Name of Individual or Team)*

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*(Signature of Primary Contact)*

**Individual/Team Contact Information**

Name (Primary Contact):

Address:

Phone:

e-mail:

Please return this page by Friday, January 30, 2009 at 5 PM PST, to:

Mr. Thomas Fil  
Finance Director  
City of Belmont  
One Twin Pines Lane  
Belmont, CA 94002

Or you may respond via e-mail to [tfil@belmont.gov](mailto:tfil@belmont.gov)

\*Notice of Intent to Respond is not binding; information provided herein will be used to contact interested Master Developers with Addendums or Notices, and to provide information on pre-submittal conference (if necessary).

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## APPENDIX 1: OUR VISION - A DETAILED PERSPECTIVE

The City of Belmont would like to express a detailed perspective of our vision for The Villages at Belmont target sites included in our Economic Development efforts. This should help to better direct your efforts in assisting us to make these concepts a reality.

The City envisions our Economic Development target sites as distinct “villages” with unique themes that characterize the ambiance and flavor that is exclusive to each site. Designs should also include a centerpiece at each site, such as a square/plaza to emphasize the public space and unite each of these villages with a common central focal point.

In particular, the Firehouse Square Village should exude a Tuscan, Monterey or Spanish/French colonial character set off by old tiles, stone, stucco, hipped roofs, French doors, flared eaves, wrought iron, balconies, winding stairs and so on.

Another element that is crucial to the City’s vision for The Villages is pedestrian connectivity, or “walkability”. The City seeks to accentuate walkability throughout and between The Villages by the use of hanging flower baskets and cast iron electroliers that currently exist at the Village Center site. Promenades are encouraged to draw people between The Villages by creating an inviting, accessible and safe atmosphere.

We thank you for taking the time to consider the overall perspective for the Firehouse Square Village, in particular, and The Villages at Belmont, in general, and we look forward to considering your view for furthering our vision.



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## APPENDIX 2: FURTHER DESCRIPTION OF DEVELOPMENT OPPORTUNITY SITES

The Agency will entertain proposals for the Firehouse Square Site.

The location of this site is shown on the facing map, and a brief description of the site follows.

*Location and Boundaries:* El Camino Real, O'Neill Avenue, Fifth Avenue, and Broadway.

*Site Size & Configuration\*:* The rectilinear site totals approximately two (2) acres, consisting of 11 parcels: 1.99 acres (86,600 sq.ft.) excluding the city-owned alleyway, and 2.21 acres (96,500 sq.ft.), inclusive of the alleyway. The Site is bisected diagonally by an underground creek.

*Assessor's Parcels:* Two (2) of the parcels are publicly-owned (plus Civic Lane, the alleyway) and nine (9) are privately-owned, as shown on the chart below.

*Topography:* There is significant grade difference between the Fifth Avenue side of the site (westerly side) and the side fronting on El Camino Real (easterly side).

*Seismic:* The Site is not located in an Alquist-Priolo Earthquake Fault Zone.

*Planning/Entitlements/Environmental:* The project will be subject to all City requirements for permitting, design and land use review, and developer fees. The City's existing General Plan Zoning Ordinance and the Downtown Specific Plan for the Central Business District govern the land use on the project site. It should be noted, however, that there are slight variances in the specifications between the City's zoning Ordinance and the City's Downtown Specific Plan's Development

Standards. Thus, a municipal code amendment may be needed for plan consistency. A use permit and design review will also be needed for this project.

Furthermore, a study to update the City's General Plan with recommendations for land use policy amendments is currently in progress. Initial recommendations submitted by the planning consultant, Dyett & Bhatia, for public review includes the rezoning of the site from its existing C/R (Commercial/Residential) designation to two new designations: V2 (Village Pedestrian Core) and R2 (Residential - Duplexes, Townhome, Small Lot Single Family). See Staff Report dated July 29, 2008 for details about the potential regulatory changes if the site is rezoned as proposed. The General Plan update process and the recommendations for the related policy and regulatory changes are expected to be completed by Late Spring 2009.

Planning and environmental approvals for the development include:

- Environmental review - The proposed development project, once defined, will be subject to an environmental analysis pursuant to the California Environmental Quality Act (CEQA) and the City of Belmont's environmental guidelines. The City will make final determination of what constitutes CEQA compliance as the Lead Agency under CEQA.
- Use Permit - requires approval by the Planning Commission.
- General Plan Amendment (If Necessary) - requires approval by the City Council.
- Design Review - requires preliminary and final design review subject to approval by the Planning Commission.

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\*The estimates provided in this RFQ are preliminary estimates only. All site information should be verified by the developer through independent site investigation.



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The City Council is supportive of the envisioned uses on this site and City staff will facilitate the General and Municipal Code changes as required. The estimated time frame for receiving all entitlements is 12 months. Based on the proposed project development schedule, the City could process these applications prior to and concurrent with the adoption of the Disposition and Development Agreement (DDA) and/or Owner Participation Agreement(s) (OPA's).

*Existing Improvements:* (See Chart following)

*Current Owners:* (See Chart following)

*Existing Use:* (See Chart following)

Note: The estimates provided in this RFQ are preliminary estimates only. All site information should be verified by the developer through independent site investigation.

# EXHIBIT B - FIREHOUSE SQUARE ASSESSORS PARCEL DATA

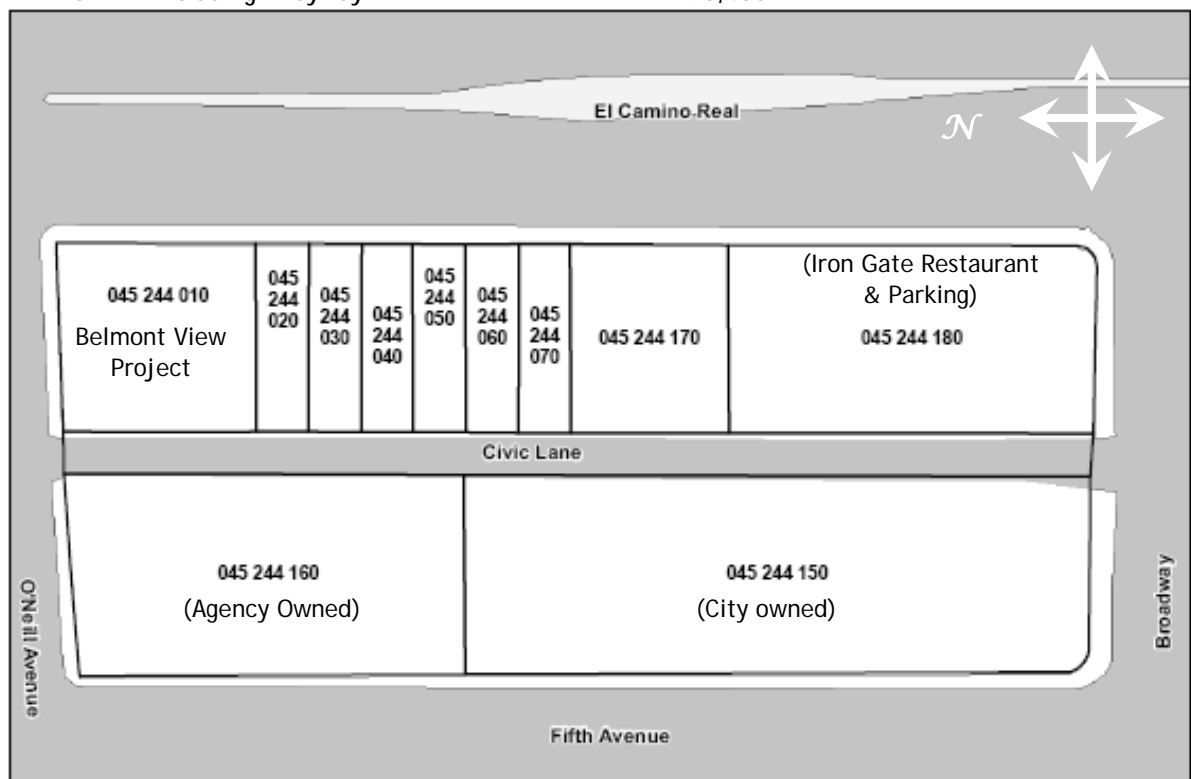
	APN #	Owner	Address	Estimated Size		Existing	
				SF	Ac.	Improvements	Use
1	045-244-150	City of Belmont	N.A.	26,350	0.60	Nominal	Vacant/Storage/ Utilities
2	045-244-160	RDA	875 O'Neill	17,000	0.39	Vacant	Former Fire Station Building (Disabled Service Complex)
3	045-244-170	Chiao Peter CT&LYL Trust	1340 El Camino	6,750	0.15	N.A.	Flag Store
4	045-244-180	Kadd, LLC	1360 El Camino	14,700	0.34	N.A.	Iron Gate Restaurant & Surface Parking
5	045-244-010	Belmont View Inc.	1300 El Camino	8,600	0.20	Vacant	Proposed Mixed Residential/Retail
6	045-244-020	Lee Yat Po & Kwan Yen	1316 El Camino	2,250	0.05	1,280 SF	Restaurant
7	045-244-030	Campbell, John H Tr	1322 El Camino	2,250	0.05	1,190 SF	Nail Salon
8	045-244-040	Manrao Randip S/ Pushpa D	1324 El Camino	2,250	0.05	1,485 SF	Nail Salon/Computer Services
9	045-244-050	Bailly Kerry R/Annie	1328 El Camino	2,250	0.05	1,500 SF	Doors/Windows/ Flooring
10	045-244-060	Sun Yik C Annette Shaw	1332 El Camino	2,250	0.05	425 SF	Beauty Salon
11	045-244-070	Gordon Albert E/ Dorothy R Trustees	1336 El Camino	2,250	0.05	1,125 SF	Copies/Printing
12	Alleyway	Public	N.A.	9,836	0.23	None	ROW

TOTAL - Excluding Alleyway

86,630 1.99

TOTAL - Including Alleyway

96,466 2.21



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## APPENDIX 3:        ADDITIONAL BACKGROUND MATERIALS

Additional information on the subject RFQ site is available for review at the City of Belmont. Please contact Thomas Fil at (650) 595-7435 during regular business hours (M-F, 8:00 a.m. to 5:00 p.m.) or leave a voice mail message after hours. The additional information includes the following:

- October 14, 2008 Council Resolution approving assemblage of parcels in the Los Costanos Community Project Area and Staff Report
- Five Year Implementation Plan (FY2004/2005 - FY 2008/09) for Belmont's Los Costanos Redevelopment Project Area.
- City Council and Planning Commission Belmont Village Study Session, prepared by Dyett & Bhatia, dated July 29, 2008
- Section 12 - Planned Development District
- City of Belmont Parking Ordinance
- City of Belmont Schedule of Fees and Charges
- City of Belmont General Plan
- City of Belmont Downtown Specific Plan
- City of Belmont Economic Enhancement Strategy
- Conceptual Site Study - prepared by Field Paoli
- Title Reports for all subject parcels
- City and Agency Prevailing Wage Resolutions